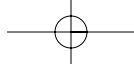




**46 MORAR PLACE  
GRANGEMOUTH  
FK3 0HG**

Beautifully presented and maintained this two bedroomed FIRST FLOOR FLAT will appeal to both young and old alike. There is an attractive communal stair with secured entry phone system, welcoming reception hall, bright lounge, fitted kitchen, 2 double bedrooms both with built-in wardrobes and a tiled bathroom complete with a three piece suite and overbath shower unit. In addition to electric heating and double glazing the property also has extensive use of stained timber skirtings and architraves and fitted floor coverings throughout. There are communal garden grounds and ample residential parking. Early viewing is strongly

**FIXED PRICE £71,500**



#### **GENERAL DESCRIPTION:**

This superb two bedroomed flat is in a sought after tranquil residential location close to excellent amenities in the heart of Grangemouth. Local shops cater for most daily needs with more extensive services to be found close to the town centre. Local motorway networks make for short journey times to many area of commerce within the central belt whilst for those travelling further afield for either business or pleasure both Edinburgh and Glasgow airports are easily accessible. Schooling for all ages is to hand as are excellent sporting, leisure and recreational facilities from swimming to athletics, from golf to football, the area has something for everyone. As mentioned the accommodation comprises well kept communal stairwell with security entry system, welcoming reception hallway, bright lounge, fitted kitchen, 2 double bedroomed both with built-in wardrobes, tiled bathroom with three piece suite and overbath shower unit. The property has electric heating and double glazing installed. Well presented and maintained throughout.

Early viewing is strongly advised.

#### **TRAVEL:**

Upon entering Grangemouth along Inchyra Road turn 1st left at the traffic lights into Kersiebank Avenue, then 1st left into Tinto Drive. At the end of Tinto Drive turn right and then sharp left into Turret Road. Follow the road round to the left which becomes Morar Place and No. 46 is on the left hand side.

#### **ACCOMMODATION:**

All sizes are approximate

#### **RECEPTION HALLWAY:**

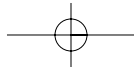
Welcoming reception hallway in fresh decorative order. Stained timber skirtings and architraves. Fitted carpet. There is a shelved utility cupboard providing excellent storage and additional storage cupboard housing the hot water tank. Doors lead from the main reception hallway giving access to the lounge, 2 bedrooms and bathroom. There is a service hatch into insulated loft space.

**LOUNGE: 15'3 x 13'0 (4.7m x 3.9m) maximum point**

Well presented lounge with twin double glazed windows to the front allowing ample light. There is continued use of stained timber skirtings and architraves. Fitted carpet. TV and telephone points. Ample space for freestanding lounge and diningroom furniture. Access through to the kitchen.

**KITCHEN: 8'5 x 8'0 (2.5m x 2.4m)**

Double glazed window to the rear overlooking an open grassed square. Fitted floor and wall mounted units incorporating coordinated work surfaces and tiled splashback. 1½ bowl stainless steel sink with mono mixer tap and drainer to the side. Space and points for freestanding cooker, washing machine and upright fridge/freezer (all of which may be available by separate negotiation). Tile effect floor covering. Wall mounted extractor fan.





**BEDROOM 1: 11'0 x 8'11 (3.3m x 2.7m)**

Well proportioned double bedroom with double glazed window to the front. Stained timber skirtings and architraves. Fitted carpet. Built-in mirrored wardrobes. Ample space for freestanding furniture.

**BEDROOM 2: 9'5 x 9'3 (2.8m x 2.8m)**

Second double bedroom with double glazed window to the rear again with attractive open outlook. Continued use of stained timber skirtings and architraves. Fitted carpet. Built-in mirrored wardrobe. Ample space for freestanding furniture.

**BATHROOM:**

Freshly presented with tiling to full height on all walls. There is a fitted three piece suite comprising w.c., wash hand basin and panelled bath with overbath shower

unit. Further matching bathroom fittings.

**GARDENS:**

Communal garden grounds with ample residential parking to the front.

**VIEWINGS:**

Strictly by appointment through our Property Department on 01324 626107.

**ENTRY:**

Negotiable

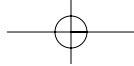
**COUNCIL TAX:**

Band 'B' - £1148.33

**REF:**

KMcL/S2975





#### **HOME REPORT:**

A Home Report is available for this property.

#### **DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

#### **HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

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